

Appartement Andernos-les-Bains 288 m<sup>2</sup>

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PRIX DE VENTE : 1 299 000 €

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## DESCRIPTION

Coldwell Banker ImmoBa Realty, Andernos-les-Bains agency, presents this unique, renovated apartment, available immediately.

Located on the 2nd floor, it offers a living space of 288 m<sup>2</sup>.

It includes 3 bedrooms, one of which is a suite, a shower room, and separate toilets.

But the truly exceptional feature of this apartment is the living area: approximately 130 m<sup>2</sup>, opened to the outside through large bay windows.

With the first terrace on the 1st floor, you'll already enjoy a generous outdoor space, but the real showstopper is the rooftop: panoramic views over the rooftops of Andernos, the Bay, and its famous sunsets.

Wheelchair accessible, the apartment is equipped with an elevator.  
2 parking spaces in a secure courtyard complete this property.  
This spacious apartment could also be divided into two separate units.

About the co-ownership:

No ongoing legal proceedings

Number of units: 12

Estimated annual charges: €1,000

Energy performance diagnosis date: 22/02/2022

Energy rating: C (122 kWh/m<sup>2</sup>/year) and GHG rating: A (3 kgCO<sub>2</sub>/m<sup>2</sup>/year)

Estimated annual energy costs: between €2,110 and €2,900

Average energy prices indexed to 2021 (including subscriptions)

Check potential risks for this property on: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Property price: €1,390,000 including agency fees, with agency fees of €45,000 incl. VAT (3.35%) payable by the buyer.

For more information, please contact Jean-François ZORZ

Find all our listings on IMMOBA.

## CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	288.0 m <sup>2</sup>	Ascenseur :	Oui
NB de pièces :	4 rooms	NB de chambres :	4 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

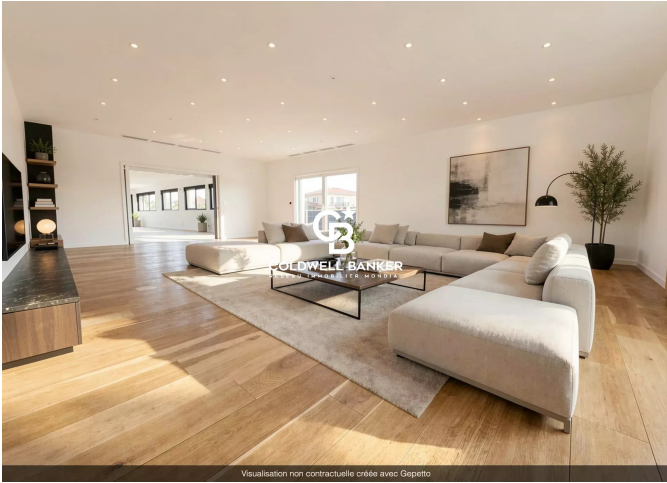
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 226

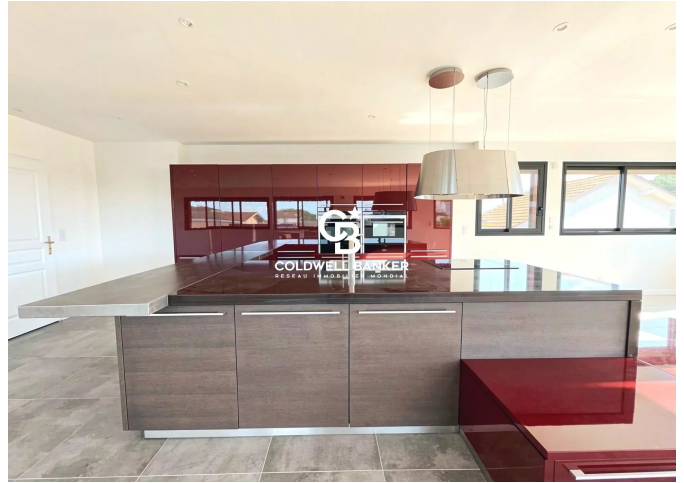
Indice d'émission de gaz à effet de serre (GES) : C 14



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